

Residential Site Condition Report

Residential (Land Lease) Communities Regulation 2015, Schedule 2



Fair
Trading

IMPORTANT INFORMATION

1. This form is only for use in relation to a residential site and not the home or any fixtures on the site.
2. This site condition report must be completed by the operator and the home owner at or before the time the first site agreement is given to the home owner for signing.
3. This site condition report is an important record of the condition of the residential site when the site agreement begins and a copy must be annexed to the site agreement.
4. It is important to complete the site condition report accurately. It may be used as evidence at a later date, including in the event of a dispute.
5. Further information may be added on a separate sheet signed by the operator and home owner and attached to this report.
6. For information about the rights and responsibilities of operators and home owners, see www.fairtrading.nsw.gov.au or call NSW Fair Trading on 13 32 20.
7. A further site condition report is not required to be completed when a site agreement for a residential site is entered into that replaces another site agreement between the same parties in relation to the same site.

Name of community:

Site number:

What is currently located on the residential site? (*tick all that apply*)

Manufactured Home Caravan Carport

Shed Annex Other (*specify*):

Or:

Site is vacant

Note. For greater certainty about what is currently on the site, photographs may be attached.

GENERAL CONDITION OF RESIDENTIAL SITE

	Clean (yes/no)	Undamaged (yes/no)	Comments
Landscaping/Garden			
Driveway			
Lawn area			
Site slab (concrete)			
General appearance			

Other (*specify*):

Other comments about condition of site (if any)

Note. If the parties do not agree on whether or not an item is clean or undamaged, this should be noted as a comment.

Has any rubbish or have any goods been left behind on the site?

No

Yes – give details

(photographs may be attached):

How many trees are growing on the site?

(photographs may be attached)

UTILITIES

	Connected <i>(yes/no)</i>	Separately measured/ metered <i>(yes/no)</i>	Meter reading <i>(if applicable)</i>	Is the operator the supplier? <i>(yes/no)</i>	Maximum amps supplied to site
Electricity					
Gas					
Water					
Sewerage					
Telephone					
Internet					

General comments about utilities (if any)

SPECIFIC WORK TO BE UNDERTAKEN BY OPERATOR *(cross out if not needed)*

The operator agrees to undertake the following work during the agreement (eg cleaning, repairs or additions):

The operator agrees to complete that work by:

SIGNATURES

Operator	
Name:	
Signature:	
Date:	/ /

Home owner	
Name:	
Signature:	
Date:	/ /